

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/(954) 797-1101

PREPARED BY: David M. Abramson, Acting Deputy Planning and Zoning Manager

SUBJECT: Quasi Judicial Hearing, Flex Application: FX 12-1-05/06-18/Trotters Chase/5820 Griffin Road/Generally located on the south side of Griffin Road, between Southwest 58th Avenue and Southwest 61st Avenue.

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE ALLOCATION OF FLEX UNITS AND RESERVE UNITS FROM FLEXIBILITY ZONE 102, AS WELL AS AFFORDABLE FLEX UNITS IN ACCORDANCE WITH THE BROWARD COUNTY LAND USE PLAN AND THE ADMINISTRATIVE RULES DOCUMENT: BROWARD COUNTY LAND USE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF:

The petitioner (The Amedi Companies, LLC) requests the utilization of the Flexibility Rules/Regulations and Affordable Housing Density Bonuses (AFU) to allocated residential units to be consistent with the Master Site Plan Application for the development known as "Trotters Chase." The subject site's Future Land Use Plan Map designations are "Commercial" and "Residential 3 DU/AC" with existing zoning districts of "Griffin Road Corridor" and "A-1, Agricultural District," respectively. The petitioner's proposed site design situates 168 apartment units within the "Commercial" land use designation.

To allow the allocation of residential units within a "Commercial" land use designation, the petitioner is utilizing the Flexibility Rules/Regulations, as well as Affordable Housing Density Bonuses in accordance with the Broward County Planning Council's Administrative Rules Document.

The petitioner proposes to utilize two (2) types of residential allocation tools (Flexibility Units, Reserve Units) associated with Flexibility Rules/Regulations. First, Flexibility Units of the Broward County Land Use Plan is the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the flexibility zone by the Town of Davie. While, Reserve Units of the Broward County Land Use Plan is additional permitted residential units equal to two percent (2%) of the total number of residential units permitted within a Flexibility Zone by Broward County Land Use.

Additionally, the petitioner proposes to utilize the Affordable Housing Density Bonuses (AFU). AFU is defined within the Broward County Land Use Plan and means housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed thirty percent (30%) of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households.

The Town of Davie annually recertifies the pooled number of Flexibility Units, Reserve Units, and AFU Units in each Flexibility Zone with Broward County. The subject site is situated in Flexibility Zone 102. As of March 2007, there are one-hundred and one (101) Flexibility Units, thirty-seven (37) Reserve Units, and thirty (30) AFU Units left in Zone 102. The petitioner is requesting to utilize all of the remaining units in this zone.

Assignment of the said units is subject to further rules and regulations in the Administrative Rules Document.

The petitioner's request for the allocation of Flexibility Units, Reserve Units, and AFU Units can be considered meeting the intent of both Town of Davie Griffin Road Corridor Zoning District and the Town of Davie Comprehensive Plan.

PREVIOUS ACTIONS: n/a

CONCURRENCES:

At the November 19, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve. (Frank J. Amedia of the Amedi Companies, LLC agreed to have 34 affordable units) In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 5-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Attachment(s): Resolution, Planning Report

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE ALLOCATION OF FLEX UNITS AND RESERVE UNITS FROM FLEXIBILITY ZONE 102, AS WELL AS AFFORDABLE FLEX UNITS IN ACCORDANCE WITH THE BROWARD COUNTY LAND USE PLAN AND THE ADMINISTRATIVE RULES DOCUMENT: BROWARD COUNTY LAND USE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the petitioner (The Amedi Companies, LLC) has submitted an application into the Town of Davie requesting the allocation of residential density onto the plat known as “Trotters Chase”; and

WHEREAS, the Broward County Land Use Plan grants residential flex, reserve, and affordable flex units to all the municipalities located within Broward County; and

WHEREAS, the Town of Davie is allocating one-hundred and one (101) of its Flex Units from Flex Zone 102 on a land use designation of Commercial within the plat known as “Trotters Chase”; and

WHEREAS, the Town of Davie is allocating thirty-seven (37) of its Reserve Units from Flex Zone 102 on a land use designation of Commercial within the plat known as “Trotters Chase”; and

WHEREAS, the Town of Davie is allocating thirty (30) of its residential Affordable Flex Units from Flex Zone 102 on a land use designation of Commercial within the plat known as “Trotters Chase”; and

WHEREAS, the proposed allocation is in conformance with the Town of Davie Comprehensive Plan and the Broward County Land Use Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. That the Town Council of the Town of Davie does hereby approve the allocation of 101 Flex Units and 37 Reserve Units from Flexibility Zone 102, as well as 30 Affordable Flex Units, as granted by the Broward County Land Use Plan, to the “Trotters Chase” Plat.

SECTION 2. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this resolution.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2007.

ATTEST:

MAYOR/COUNCILMEMBER

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2007.

11/19/07

Revision(s):

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner

Name: Trotters Chase, LLC

Address: 7600 Red Road, Suite 300

City: South Miami, Florida 33143

Phone: (786) 268-1349

Petitioner

Name: Frank J. Amedia

The Amedi Companies, LLC

Address: 7600 Red Road, Suite 300

City: South Miami, Florida 33143

Phone: (786) 268-1349

Background Information

Date of Notification: November 7, 2007
Notifications: 824

Number of

Petitioner's Request: The petitioner requests the allocation of 101 Flex Units and 37 Reserve Units from Flexibility Zone 102, as well as 30 Affordable Flex Units in order for the subject site to be developed with residential dwelling units under the current Commercial land use category of the Town of Davie's Future Land Use Plan Map.

Address: 5820 Griffin Road

Location: Generally located on the south side of Griffin Road, between Southwest 58th Avenue and Southwest 61st Avenue

Future Land Use Plan Map: Commercial (Northern portion of the subject site, approximately 10.55 acres, 481' south of Griffin Road) and Residential 3 DU/AC (Southern portion of the subject site, approximately 16.88 acres, 773' south of the existing Commercial land use line)

Existing Zoning(s):	A-1, Agricultural District
Proposed Zoning(s):	Griffin Corridor District (EGZ)
Existing Use(s):	Vacant single-family residential homes and parcels
Proposed Use(s):	This request has been made in order to allow the development of a new mixed-use project, known as “Trotters Chase,” consisting of residential/commercial and commercial buildings, townhomes, and villas.

Parcel Size: Overall site, approximately 27.43 Acres (1,231,840 sq. ft.)
Subject site, approximately 11.67 Acres (508,326 sq. ft.)

<u>Designation:</u>	<u>Surrounding Uses:</u>	<u>Surrounding Land</u>	
		<u>Use</u>	<u>Plan</u>
North: Space	C-11 Canal	Recreational/Open	
South: and	Single-family dwelling units, Plant nursery	Residential 1 DU/AC	
East: Residential 1 DU/AC,	Commercial building, Residential community	Residential 3 DU/AC Commercial,	
		and Residential 5 DU/AC	
West: Residential 3 DU/AC	Private school, Single-family dwelling units	Commercial,	
North:	<u>Surrounding Zoning:</u> n/a (C-11 Canal)		
South:	A-1, Agricultural District, R-2 and R-3 Low Density Dwelling Districts		
East:	Griffin Corridor District, East Gateway (Use Zone 3)		
West:	Griffin Corridor District, East Gateway (Use Zone 3)		

Zoning History

Related Zoning History:

Ordinance No. 2000-007, approved by Town Council, rezoned this parcel to the Griffin Corridor District East Gateway (Use Zone 3) on February 2, 2000.

Previous Requests on same property:

Plat Application (P 1-4-06, Trotters Chase): On January 3, 2007, the Town of Davie Council approved the “Trotters Chase” Plat.

Concurrent Requests on same property:

Master Site Plan Application (MSP 1-1-06, Trotters Chase): Master site plan for three (3) mixed-use buildings consisting of approx. 89,052 sq. ft. of commercial use and 168 multi-family (apartments) residential dwelling units; one (1) retail building consisting of approx. 36,461 sq. ft.; six (6) townhome buildings consisting of twenty-two (22) residential dwelling units; seven (7) villas consisting of (14) residential dwelling units on the overall subject site.

Rezoning Application (ZB 10-2-07, Trotters Chase): Rezone a portion (approx. 11.67 acres) of the overall subject site from A-1, Agricultural District to Griffin Corridor District (East Gateway Zone (EGZ)).

Delegation Request (DG 7-1-06, Trotters Chase): Delegation request to amend the approved restrictive note on the plat known as “Trotters Chase.”

Delegation Request (DG 10-3-07, Trotters Chase): Delegation request to vacate a twelve (12) foot utility easement on the plat known as “Trotters Chase.”

Delegation Request (DG 10-4-07, Trotters Chase): Delegation request to amend twenty (20) foot drainage easement on the plat known as “Trotters Chase.”

Special Permit Application (SE 10-1-07 Trotters Chase): Special Permit to utilize existing buildings on the subject site as a temporary construction management office, equipment storage, and sales.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-305), Rezonings, Special Permits, Variances, and Vacations or Abandonments of Rights-of-Way, the purpose of this division is to guide the processing and granting of rezonings, special permits, variances and vacations or abandonments of rights-of-way in a manner consistent with the Town of Davie Comprehensive Plan, existing development and in a manner which protects the public health, safety and welfare.

Land Development Code (Section 12-32.303), Intent, applicability and boundaries

(A) *Intent*. This district is intended to shape urban form and land use along the Griffin Road corridor. The regulations and intent statements contained herein together comprise a policy blueprint for corridor development. Specifically, the district is intended to accomplish the following:

- (1) Result in improved living and working environments relative to typical highway commercial development patterns.
- (2) Enhance the town's tax base by increasing property values through high-quality development, and assisting in the redevelopment of downtown.
- (3) Promote planned developments rather than haphazard speculative development that compromises the integrity of the corridor and the economic health of the town.
- (4) Promote land uses which attract people for specific purposes such as employment, entertainment, business needs, and shopping, as distinguished from land uses which depend largely upon pass-by traffic for business.
- (5) Create a showcase corridor which serves as the prominent east-west thoroughfare providing a linkage between the State Road 7, Florida Turnpike, Davie Road, and University Drive corridors; the major north-south urban thoroughfares within the town.
- (6) Protect the integrity of adjacent residential neighborhoods.
- (7) Permit a mix of residential and nonresidential development, including mixed uses within buildings or parcels.
- (8) Compliment rather than compete with downtown or University Drive commercial corridor development.
- (9) Encourage visual interest by ensuring the building and visual landscapes are accented rather than their parking facilities.
- (10) Bring buildings to the roadway and ensure proper proportioning to "enclose" the corridor, and provide a sense of place.
- (11) Provide for preservation of historical structures.
- (12) Provide for public amenities and pedestrian conveniences.

(13) Maintain flexibility so as not to restrict creativity in development and design, while producing development that adheres to the intent of the District, contributing positively to the image of the town.

Land Development Code (Section 12-32.303), (C) East Gateway (Use Zone 3). This zone extends eastward from SW 61 Avenue to just east of SW 54 Terrace. Retail, office and complimentary uses are encouraged here, although at a lesser intensity than within the Downtown Use Zone.

Land Development Code (Section 12-32.305), Griffin Corridor Architectural Design Standards, serves as a guide to the character and style of all signage, lighting, fencing, site improvements and the exterior of residential, commercial, business, office and mixed use buildings

Land Development Code (Section 12-32.320), Master planning incentives and waivers, the Griffin Corridor District encompasses a wide variety of parcel sizes, locations, permitted uses and other existing conditions. Development standards may impose hardships in certain instances, or may not serve the intention of this district as well as an alternate standard. Recognizing this and intending to provide flexibility more commonly found in planned zoning districts, provisions governing signage, landscaping and the placement of buildings and open space can be modified by virtue of site plan or master plan approval, as appropriate, without the need to apply for a variance, but only when the Town Council finds that such deviations from the requirements of this District are consistent with the intent of these regulations and in the best interest of the residents of Davie. The Town Council may also offer incentives in exchange for public amenities not typically provided by a given type of development, provided Council finds that the amenities obtained and the incentives provided are consistent with the intent of these regulations and in the public interest.

The Broward County Land Planning Council, Administrative Rules Document: Broward County Land Use Plan.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 18: Mixed Use Development: The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned

developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

Application Details

The petitioner (The Amedi Companies, LLC) is proposing a new mixed-use development known as Trotters Chase on the subject site within a designated redevelopment corridor. The residential component of this development consists of 168 apartment units within three (3) mixed-use buildings, twenty-two (22) townhome units, and fourteen (14) villas units, for a total of 204 residential dwelling units.

The subject site's Future Land Use Plan Map designations are "Commercial" and "Residential 3 DU/AC" with existing zoning districts of "Griffin Road Corridor" and "A-1, Agricultural District," respectively. The petitioner's proposed site design situates all 168 apartment units within the "Commercial" land use designation.

To allow the allocation of residential units within a "Commercial" land use designation, the petitioner is utilizing the Flexibility Rules/Regulations, as well as Affordable Housing Density Bonuses in accordance with the Broward County Planning Council's Administrative Rules Document.

The petitioner proposes to utilize two (2) types of residential allocation tools (Flexibility Units, Reserve Units) associated with Flexibility Rules/Regulations. First, Flexibility Units of the Broward County Land Use Plan is the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the flexibility zone by the Town of Davie. While, Reserve Units of the Broward County Land Use Plan is additional permitted residential units equal to two percent (2%) of the total number of residential units permitted within a Flexibility Zone by Broward County Land Use.

Additionally, the petitioner proposes to utilize the Affordable Housing Density Bonuses (AFU). AFU is defined within the Broward County Land Use Plan and means housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed thirty percent (30%) of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households.

The Town of Davie annually recertifies the pooled number of Flexibility Units, Reserve Units, and AFU Units in each Flexibility Zone with Broward County. The subject site is situated in Flexibility Zone 102. As of March 2007, there are one-hundred and one (101) Flexibility Units, thirty-seven (37) Reserve Units, and thirty (30) AFU Units left in Zone 102. The petitioner is requesting to utilize all of the remaining units in this zone. Assignment of the said units is subject to further rules and regulations in the Administrative Rules Document.

Staff Analysis

The petitioner requests the utilization of the Flexibility Rules/Regulations and Affordable Housing Density Bonuses (AFU) to allocated residential units to be consistent with the

Master Site Plan Application for the development known as “Trotters Chase.” The petitioner’s request for the allocation of Flexibility Units, Reserve Units, and AFU Units can be considered meeting the intent of both Town of Davie Griffin Road Corridor Zoning District and the Town of Davie Comprehensive Plan.

When the Griffin Corridor District was written there was no mixed-use land use category under Broward County land use plan. As a result, the Town of Davie attempted to create a mixed-use zoning district through the application of the Flexibility Rules/Regulations. This attempt was then codified within the adopted Code of Ordinance for the Griffin Corridor District under section 12-32.304, which recognizes that for parcels not designated with the appropriate land use designation, the Flexibility Rules/Regulations may be required.

The following information is staff’s analysis based on the criteria established in the Town of Davie’s, Land Development Code, Section 12-307(A)(1) for flex applications:

- (a) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

The Town of Davie adopted Comprehensive Plan encourages mixed-use developments including residential/commercial. Additionally, the Comprehensive Plan states the Town of Davie should utilize the Flexibility Rule/Regulations and Affordable Housing Density Bonuses of the Broward County Land Use Plan.

- (b) The proposed change will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

The existing zoning districts to the east and west are Griffin Road Corridor, East Gateway Zone (EGZ) shall remain.

- (c) Existing zoning district boundaries are logically drawn in relation to existing conditions on the property proposed for change;

The existing mixed-use zoning district boundaries of the Griffin Corridor District, East Gateway Zone (EGZ) are logically drawn. However, the underline Land Use Plan is “Commercial,” and to allow residential units, the Flexibility Rule/Regulations and Affordable Housing Density Bonuses must be applied. The Town of Davie Code of Ordinance, Griffin Corridor District section recognizes that parcels may not be designated with an appropriate land use designation, therefore the application of the Flexibility Rules/Regulations may be required.

- (d) The proposed change is not expected to adversely affect living conditions in the neighborhood;

Utilization of the Flexibility Rule/Regulations and Affordable Housing Density Bonuses on the subject site is consistent with the permitted uses of the Town of Davie's Griffin Corridor District and should not have a negative impact on the neighborhood being that there are presently mixed-use developments to the east and a mix of residential densities to the south.

(e) The proposed change should not create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

The traffic generated by a mixed-use development is what the zoning district anticipated. When compared to the intensity of a typical commercial development, residential traffic impacts would be further reduced. Prior to final approval of plats by Broward County, traffic impacts are assessed and concurrency must be met.

(f) The proposed change is not expected to adversely affect other property values;

Surrounding property values may not be adversely impacted by the proposed mixed-use development on the subject site for this use is anticipated and existing use along Griffin Road.

(g) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

Utilization of the Flexibility Rule/Regulations and Affordable Housing Density Bonuses may not cause the adjoining property owners from continuing to utilize their property(s).

(h) The proposed change does not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

Utilization of the Flexibility Rule/Regulations and Affordable Housing Density Bonuses will not give the owner a unique benefit that harms the welfare of the general public. The request is consistent with the Town of Davie, Griffin Corridor District, East Gateway Zone (EGZ).

(i) There are substantial reasons why the property cannot be used without the utilization of Flexibility Rule.

The Future Land Use Plan designates the subject site as Commercial. In order to develop a mixed-use project consisting of commercial and

residential uses on the subject site, Broward County Planning Council requires the Town of Davie use the Flexibility Rule/Regulations and Affordable Housing Density Bonuses consistent with the Administrative Rules Document: Broward County Land Use Plan.

(j) The proposed utilization of Flexibility Rule may not be the most appropriate designation to enhance the Town's tax base given the site's location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

The subject site's Future Land Use Map designation is Commercial. Commercial uses are at a higher tax return with less service needs. However, residential uses mixed or surrounded by commercial uses may result in economically successful development project.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the November 19, 2007 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve. (Frank J. Amedia of the Amedi Companies, LLC agreed to have 34 affordable units) In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 5-0)**

Town Council Action

Exhibits

1. Justification Letter
 2. Sketch and Legal Description
 3. Mail-out Map
 4. Mail-out
 5. Conceptual Site Plan
 6. Housing and Community Development Department Letter
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\FX_Flex-Reserve\FX_05\FX 12-1-05 Trotters Chase

Exhibit 1 (*Justification Letter*)

TROTTERS CHASE REQUEST FOR FLEX/RESERVE UNIT ALLOCATION

JUSTIFICATION

Reason for the Request:

The applicant has assembled 28.6 acres of land located on the south side of Griffin Road for redevelopment as a mixed-use project. The northern portion of the site (10.55 net acres) was included in the initial Griffin Corridor District, East Gateway (EGZ). It is designated Commercial on the future land use plan map (see attached survey).

The applicant is requesting an allocation of 168 flex and reserve units, including 30 affordable housing units, to the Commercial portion of the site already zoned Griffin Corridor to permit construction of multi-family apartments in association with the proposed retail and office space.

The proposed project is presented as a showcase interpretation of the spirit, intent, and design of the Griffin Corridor. It includes a significant commercial/retail and office component blended with apartments and townhouses. The southernmost portion of the site will be devoted to a lake and associated amenities to serve as a buffer for the adjacent residential area. The proposed site design and architecture are carefully planned to enhance the Town's image and create a lifestyle that complements the character of the Town.

The proposed project forwards the intent of the Griffin Corridor District. The proposed mixed use project will bring a desirable living and working environment to the Griffin Road corridor and is anticipated to increase property values and spark redevelopment of the downtown area, thereby enhancing the Town's tax base. The garden apartment portion of the project, which this request is intended to support, addresses the Town's critical need for affordable and workforce rental housing.

Section 12-307(A)(1) Criteria

(a) *The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;*

The flex/reserve unit allocation request is consistent with all elements of the Town's adopted comprehensive plan as well as the recommendations of the Town's Evaluation and Appraisal Report.

The proposed change particularly supports the following objectives and policies adopted in the Town's comprehensive plan:

Future Land Use Element (FLUE) Objective 4 and Policy Group 6 regarding location of development which promote concentration of intensities and densities to promote an economically sound community; direct moderate density development to locations close to arterial

roadways and mass transit routes; and limit the use of residential flexibility to areas east of Pine Island Road:

Not only is the subject site's location consistent with these policies, but the proposed request will allow for the mix of density and intensity in one cohesive development that will prove an economic and aesthetic asset to the Town.

FLUE Objective 18 addressing mixed use development which commits the Town to encouraging mixed-use developments to promote a diverse, imaginative and innovative living and working environment:

The requested flex/ reserve unit allocation is needed to accommodate a mixed use retail-business-office-residential project with associated amenities which will provide an attractive array of living and working opportunities in an appealing setting.

Housing Element Objectives 1 and 2 which encourage a wide variety of residential development in an aesthetic manner:

The requested flex/reserve unit allocation, in combination with the requested rezoning for the adjacent portion of the site, will provide for development of several housing types arranged to enhance pedestrian circulation, provide attractive views and foster a sense of community.

Transportation Element Policy 4.1.9 which promotes the location of housing opportunities within close proximity to employment areas and public transit routes, and Objective 7.2 which promotes transit service to concentrations of medium and high density residential areas and employment locations with 50 employees or more:

The proposed change will allow for the proposed mixed use development which will provide a range of employment, shopping, services and residential opportunities on the same site, which is expected to reduce external vehicular traffic while contributing to the concentration of employees and residents on the Griffin Road route needed for transit success.

- (b) The proposed change would not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;**
- (c) This criterion refers to rezoning and is addressed in the companion rezoning petition. *Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;***

This criterion refers to rezoning and is addressed in the companion rezoning petition.

(d) The proposed change will not adversely affect living conditions in the neighborhood;

The adopted intent of the Griffin Corridor zoning district includes protection of the integrity of adjacent residential neighborhoods. The zoning district intent and the site plan design are intended to ensure a high-quality development which is an asset to the surrounding community.

(e) The proposed change will not create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

The requested multi-family units will generate less traffic than an equivalent square footage of commercial or office use. The proposed site design is transit and pedestrian friendly and provides for shopping, employment, services and residential opportunities in one location thereby reducing the number of external vehicular trips compared with only the standard commercial development permitted by the underlying land use plan designations.

(f) The proposed change will not adversely affect other property values;

The proposed project will bring upscale residential, retail and office use to the area in an architecturally aesthetic environment which is anticipated to enhance surrounding property values.

(g) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

The quality of the proposed project as well as the infrastructure improvements associated with development of the site are expected to positively affect the future development of adjacent properties. Access points and site layout and design will take into consideration potential future development/redevelopment of adjacent properties and associated roadway connections. The proposed project is anticipated to encourage the improvement and development of vicinity properties.

(h) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

The proposed flex and reserve unit allocation will serve the public welfare by addressing the critical shortage of affordable rental housing for current residents and for vital members of the workforce, including teachers and emergency services personnel.

- (i) There are substantial reasons why the property cannot be used in accord with existing zoning;***

This criterion refers to rezoning and is addressed in the companion rezoning petition.

- (j) The proposed zoning designation is the most appropriate designation to enhance the Town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.***

This criterion refers to rezoning and is addressed in the companion rezoning petition.

Exhibit 2 (*Sketch and Legal Description*)



P = Print Book
Fg = Page
B.C.C. = Belmont County Records
D.C.R. = Adams-Grady County Records
O.K.B. = Oldham County Books
K.W. = Highland City
B.C.D. = Belmont County Engineering Department
K = Index
S = See Length
I = Info. Contact: JAC

[illegible][illegible][illegible]

<div>NOTES: THIS DOCUMENT CONTAINS INFORMATION OF A CONFIDENTIAL NATURE. IT IS UNLAWFUL TO DISCLOSE OR TO REPRODUCE THIS INFORMATION IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE NATIONAL AERONAUTICS AND SPACE ADMINISTRATION. IT IS THE POLICY OF THE NATIONAL AERONAUTICS AND SPACE ADMINISTRATION TO MAKE AVAILABLE TO THE PUBLIC INFORMATION THAT IS NOT UNLAWFULLY EXCLUDED FROM DISCLOSURE BY THE ATOMIC ENERGY ACT OF 1954, AS AMENDED, OR BY ANY OTHER FEDERAL LAWS. INFORMATION THAT IS UNLAWFULLY EXCLUDED FROM DISCLOSURE BY THE ATOMIC ENERGY ACT OF 1954, AS AMENDED, OR BY ANY OTHER FEDERAL LAWS, WILL BE IDENTIFIED AS SUCH AND WILL BE CONTAINED IN A SEPARATE SECTION OF THIS DOCUMENT.</div>	Project's Name		Project Surveying and Mapping, Inc. 2000 27th Ave. S.W. Grand Rapids, MI 49508 Phone (616) 977-7000 Fax (616) 977-7000	Date of Field Survey September 24, 1998	Scale 1" = 50' North 0° UTM Zone 18Q UTM Easting 650000 UTM Northing 4600000	Scale 1" = 50' North 0° UTM Zone 18Q UTM Easting 650000 UTM Northing 4600000
	Boundary					

Exhibit 3 (*Mail-out Map*)

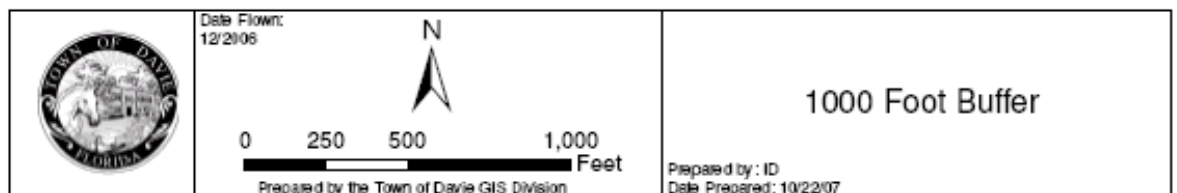
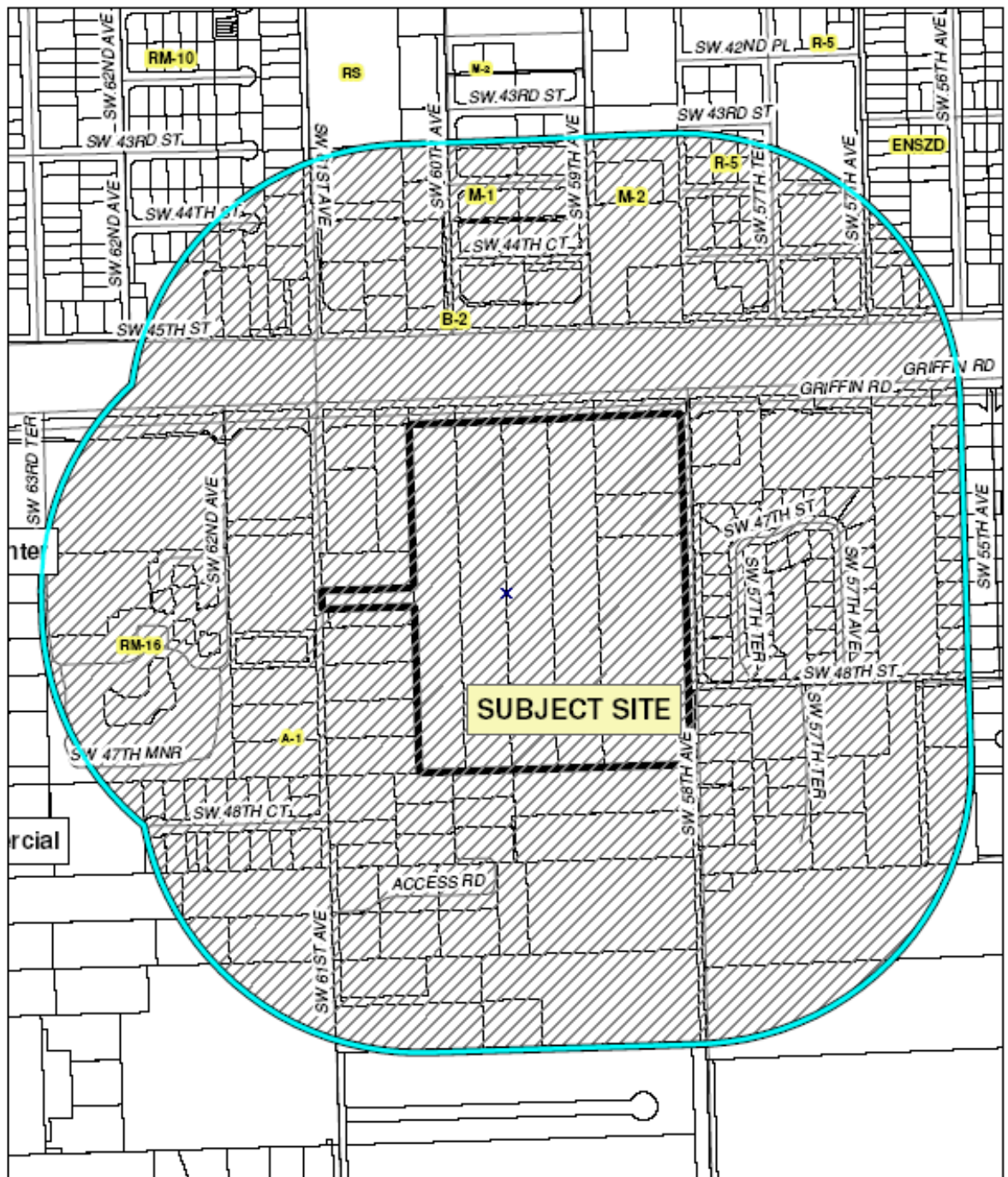


Exhibit 4 (Mail-out)

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6300 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4430 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4810 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5660 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5660 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5700 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5720 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5780 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5780 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5790 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5820 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5940 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6020 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6020 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6050 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6070 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6100 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6302 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6304 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5660 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4955 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5701 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5731 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5901 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5911 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5921 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5941 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5951 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5961 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5965 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5977 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5901 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5740 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5900 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5917 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5919 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5924 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5936 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5939 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5950 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5951 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5951 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5956 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5968 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5974 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5980 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5985 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5991 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5995 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5998 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6110 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6110 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6120 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6120 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6121 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6130 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6140 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6150 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6152 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6162 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5601 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5641 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5691 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5701 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5725 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5775 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5793 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5793 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5795 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5799 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5841 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5850 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5850 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6045 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6051 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6051 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6075 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6101 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6101 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6111 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6121 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6143 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6143 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6175 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6001 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5793 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6143 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6001 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6001 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5793 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6143 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6221 SW 47 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6250 SW 47 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6251 SW 47 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6270 SW 47 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5700 SW 47 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5701 SW 47 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5701 SW 47 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5711 SW 47 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5711 SW 47 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5720 SW 47 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5721 SW 47 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5740 SW 47 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5741 SW 47 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5741 SW 47 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5760 SW 47 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5761 SW 47 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5761 SW 47 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5781 SW 47 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6100 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6101 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6101 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6102 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6103 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6106 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6108 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6108 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6111 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6117 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6117 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6119 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6120 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6120 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6120 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6120 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6121 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6125 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6125 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6125 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6125 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6125 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6145 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6147 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6150 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6152 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6175 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6177 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6179 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6180 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6182 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6185 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6187 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6189 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6190 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6193 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6195 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5500 SW 48 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5600 SW 48 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5723 SW 48 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5750 SW 48 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5601 SW 49 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4420 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4700 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4710 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4720 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4730 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4731 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4740 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4741 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4750 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4751 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4760 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4761 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4770 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4771 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4740 SW 57 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4367 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4427 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4701 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4701 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4721 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4730 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4731 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4731 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4740 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4741 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4750 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4751 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4751 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4760 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4760 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4761 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4761 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4770 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4771 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4771 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4810 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4835 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4875 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4835 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4835 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4621 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4700 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4701 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4770 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4800 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4801 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4816 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4816 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4820 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4821 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4830 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4865 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4900 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4900 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5051 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5051 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5053 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4350 SW 59 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4350 SW 59 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4450 SW 59 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4350 SW 59 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4350 SW 59 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4800 SW 59 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4801 SW 59 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4811 SW 59 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4820 SW 59 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4821 SW 59 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4375 SW 60 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4395 SW 60 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4455 SW 60 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4475 SW 60 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4483 SW 60 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4499 SW 60 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4311 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4321 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4450 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4450 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4450 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4450 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4450 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4450 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4680 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4720 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4765 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4785 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4800 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4801 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4848 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4860 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4900 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4901 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4906 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4910 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4920 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4920 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4930 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4931 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4940 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4944 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4960 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4980 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4450 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4610 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4701 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4705 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4705 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4705 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4715 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4715 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4715 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4725 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4725 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4725 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4725 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4720 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4720 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4730 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4730 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4730 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4730 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4730 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5700 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5720 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5940 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6050 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6100 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6100 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6100 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6100 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6100 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6100 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5931 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5985 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5987 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5901 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5903 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5912 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5915 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5918 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5925 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5942 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5948 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5962 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5965 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5971 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5975 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5992 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6150 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5915 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5601 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5621 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5691 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5705 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5797 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5850 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5900 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5985 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6001 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6007 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6159 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6191 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6104 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6108 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5600 SW 48 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5079 SW 49 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4367 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4350 SW 59 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4350 SW 59 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4450 SW 59 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4365 SW 60 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4450 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4725 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4725 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4725 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4725 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4720 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4720 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4720 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4720 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4720 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4720 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4720 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6005 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4350 SW 59 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5986 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4950 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4300 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5930 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5942 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4828 SW 57 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4824 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4826 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4822 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5800 ORANGE DR
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5927 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6101 SW 45 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4810 SW 59 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6220 SW 47 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6235 SW 47 MNR
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4785 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4775 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6265 SW 47 MNR
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6255 SW 47 MNR
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6245 SW 47 MNR
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6200 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4780 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6270 SW 47 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5730 SW 44 ST
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4790 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4755 SW 61 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5951 ORANGE DR
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6555 NOVA DR
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4850 SW 63 TER
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4957 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4959 SW 58 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6113 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6115 SW 48 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
5781 SW 44 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4705 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4720 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4730 SW 62 WAY
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4725 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4715 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6275 SW 47 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6260 SW 47 CT
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4798 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4651 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
4737 SW 62 AVE
Davie, FL 33314

TROTTERS CHASE
Current Occupant
6350 GRIFFIN RD
Davie, FL 33314

TROTTERS CHASE
4850 MANAGEMENT INC
4840 SW 58 AVE
DAVIE FL 33314

TROTTERS CHASE
57 TERS MANAGEMENT INC
4840 SW 58 AVE
DAVIE FL 33314

TROTTERS CHASE
58 AV MANAGEMENT INC
4840 SW 58 AVE
DAVIE FL 33312

TROTTERS CHASE
A F INVESTMENTS LTD
PO BOX 291918
FORT LAUDERDALE FL 33329-1918

TROTTERS CHASE
ACHEMIRE,JAMES B & LINDA S
4770 SW 58TH AVE
DAVIE FL 33314-4530

TROTTERS CHASE
ACOSTA,JUANA C ALVAREZ
4280 SW 57 AVE
DAVIE FL 33314

TROTTERS CHASE
ADAURO,MARY LOU 1/2 INT
FROMER,DEBRA
4944 SW 61ST AVE
DAVIE FL 33314-4431

TROTTERS CHASE
ADLER,ROBIN DIANE
6182 SW 48TH CT
DAVIE FL 33314-4402

TROTTERS CHASE
ADRIAN,BRENT
5600 SW 48TH ST
DAVIE FL 33314-4508

TROTTERS CHASE
ADRIAN,BRENT &
ADRIAN,IRENE J
5600 SW 48 ST
DAVIE FL 33314

TROTTERS CHASE
ALAYO,CELESTINO &
ALAYO,ISABEL
136-40 SW 23 TER
DAVIE FL 33324

TROTTERS CHASE
ALAYO,LINO & TASLIMUN
611 NW 74 AVE
PLANTATION FL 33317-1031

TROTTERS CHASE
ALAYO,TASLIMUN &
ALAYO,LINO
611 NW 74 AVE
PLANTATION FL 33317-1031

TROTTERS CHASE
ALBURY,JAMES H & DEBORAH
4820 SW 59 TER
DAVIE FL 33314-4404

TROTTERS CHASE
ALVAREZ-ACOSTA,JUANA C
4280 SW 57 AVE
DAVIE FL 33314

TROTTERS CHASE
AMCHIR,DONNA M
4960 SW 61ST AVE
DAVIE FL 33314-4431

TROTTERS CHASE
ANDERSON,CARROLL RAY TR
4950 SW 111 TER
DAVIE FL 33328-3903

TROTTERS CHASE
ARMSTRONG,SHARON M &
ARMSTRONG,STEVEN J
4860 SW 61 AVE
DAVIE FL 33314-4410

TROTTERS CHASE
BARDOUILLE,ALLAN &
BARDOUILLE,JUDITH
4385 SW 57 TER
DAVIE FL 33314

TROTTERS CHASE
BARONE,RONDA B
10032 SCENIC WALK AVE
LAS VEGAS NV 89149

TROTTERS CHASE
BENSON,JACK M & ROSALYN H
4771 SW 57 TER
DAVIE FL 33314-4523

TROTTERS CHASE
BENTON,BERRY A & MILAGRO A
4751 SW 57 TER
DAVIE FL 33314-4523

TROTTERS CHASE
BERNARD,MAURICE 1/2 INT
WILLIAMS,MYRNA E
5053 SW 58 AVE
DAVIE FL 33314-5402

TROTTERS CHASE
BRUDZINSKI,JONATHAN & LAURA V
4761 SW 57 TER
DAVIE FL 33314-4523

TROTTERS CHASE
BUCKENS,WILLIAM JR
50 CASTLE MEADOW ROAD
NEWTON CT 06470

TROTTERS CHASE
BURNS,JEFFREY 1/2 INT EA
DE LA TORRE,OLGA
4770 SW 57 TER
DAVIE FL 33314-4504

TROTTERS CHASE
BUSETTI,NOVELLA
PO BOX 6632
HOLLYWOOD FL 33081

TROTTERS CHASE
CAIVEAU,STEPHANE
4810 SW 57 TER
DAVIE FL 33314-4526

TROTTERS CHASE
CALKINS,CRAIG S & TAMMY L
4821 SW 59 TER
DAVIE FL 33314-4403

TROTTERS CHASE
CANDAL PROPERTIES LLC
6045 SW 45 ST
DAVIE FL 33314

TROTTERS CHASE
CLARK,I L & MARY J
5731 SW 44 CT
DAVIE FL 33314-3861

TROTTERS CHASE
COUNTRY HOMES HMOWNERS
ASSN INC
5760 SW 47 ST
DAVIE FL 33314

TROTTERS CHASE
DAVIDSON,JONATHAN & JODI
4741 SW 57 TER
DAVIE FL 33314-4523

TROTTERS CHASE
DAVOLI,JOSEPH E LIV TR
MOYLAN,KENNETH P TRSTEE
4531 SW 55 AVE
DAVIE FL 33314-4517

TROTTERS CHASE
DIMEGLIO,EDWARD G & LISA
2510 SW 105 TER
DAVIE FL 33324

TROTTERS CHASE
FERGUSON,WILLIAM & MARY
4701 SW 57 TER
DAVIE FL 33314-4523

TROTTERS CHASE
FIORINO,CYNTHIA V
4701 SW 55 AVE
DAVIE FL 33314-4521

TROTTERS CHASE
FORE,RONALD F &
SOZIO,BARBARA J
4731 SW 57 AVE
DAVIE FL 33314-4524

TROTTERS CHASE
FRIEDER,MARC S
4761 SW 57 AVE
DAVIE FL 33314-4524

TROTTERS CHASE
GARCIA,GERSON M & TIFFANY D
4750 SW 57 TER
DAVIE FL 33314-4504

TROTTERS CHASE
CLAWSON,RICHARD M & DEBORAH
4740 SW 57 TER
DAVIE FL 33314-4504

TROTTERS CHASE
CRIOLLO,GABRIEL &
PEREZ-CRIOLLO,EDITH
5765 SW 44 ST
DAVIE FL 33314

TROTTERS CHASE
DAVIE ESTATES 2004 LLC
1550 NE MIAMI GDNS DR 2 FL
NORTH MIAMI BEACH FL 33179

TROTTERS CHASE
DENMARK,JAMES & JO MILDRED
4420 SW 55 AVE
DAVIE FL 33314-3837

TROTTERS CHASE
DUANES AUTO WORLD INC
5701 SW 45 ST
DAVIE FL 33314-3848

TROTTERS CHASE
FERRANTE,MICHAEL J & STACEY A
4721 SW 57 TER
DAVIE FL 33314-4523

TROTTERS CHASE
FLORIDA DEPT OF
TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

TROTTERS CHASE
FREEMAN,MICHAEL & SHERILL
5750 SW 48TH ST
DAVIE FL 33314-4540

TROTTERS CHASE
FRINK,KEATHAN B 1/2 INT EA
ELIANOR,MARIE W
4771 SW 57 AVE
DAVIE FL 33314-4524

TROTTERS CHASE
GATI,MICHAEL & JEANETTE
4770 SW 57 AVE
DAVIE FL 33314-4546

TROTTERS CHASE
COONEY,TERENCE E 1/2 INT
COONEY,SARAH A
4931 SW 61ST AVE
DAVIE FL 33314-4411

TROTTERS CHASE
CUENCA,EDGARD H
4900 SW 61 AVE
DAVIE FL 33314

TROTTERS CHASE
DAVIE UNITED WAREHOUSES INC
4350 SW 59 AVE
DAVIE FL 33314

TROTTERS CHASE
DIMEGLIO,EDWARD G &
DIMEGLIO,LISA
4375 SW 60 AVE
DAVIE FL 33314

TROTTERS CHASE
FARRAR,JAMES R & GRACE M
5741 SW 47 ST
DAVIE FL 33314-4555

TROTTERS CHASE
FERRANTI,JAMES A
4821 SW 58 AVE
DAVIE FL 33314-4531

TROTTERS CHASE
FLORIDA DRAVA INC
3300 SW 46 AVE
DAVIE FL 33314-2215

TROTTERS CHASE
FREEMAN,PATSY 1/2 INT
FREEMAN,MICHAEL
4800 SW 58 AVE
DAVIE FL 33314-4532

TROTTERS CHASE
FULLER,STEVEN &
FULLER,TERRY
4875 SW 57TH TER
DAVIE FL 33314-4525

TROTTERS CHASE
GILL BROTHERS REALTY LLC
4900 SW 64TH AVE
DAVIE FL 33314-5203

TROTTERS CHASE
GLORIA D NICHOLSON FAM TR
NICHOLSON, GLORIA DUHRKOPP
TRSTEE
11305 9 ST EAST
TREASURE ISLAND FL 33706

TROTTERS CHASE
GOLDBERG, ROBERT
6100 SW 51 CT
DAVIE FL 33314

TROTTERS CHASE
GORTON, SCOTT
3921 SW 4 AVE SUITE 1017
DAVIE FL 33314

TROTTERS CHASE
GRIFFIN, ALFRED D JR
6211 ORANGE DR
DAVIE FL 33314-3422

TROTTERS CHASE
GUTIERREZ, UBERTI &
GUTIERREZ, REBECCA
12569 SW 21 ST
MIRAMAR FL 33027

TROTTERS CHASE
HANSARD, DONALD W &
HANSARD, MARGARET L
4730 SW 57 TER
DAVIE FL 33314-4504

TROTTERS CHASE
HARRISON, RODNEY B &
SMITH, KENNETH J
4865 SW 58 AVE
DAVIE FL 33314-4531

TROTTERS CHASE
HOME DYNAMICS STERLING RANCH
LLC
4788 W COMMERCIAL BLVD
TAMARAC FL 33319

TROTTERS CHASE
JACKSON, MARLA DONNA
6104 SW 48TH CT # 6106
DAVIE FL 33314-4402

TROTTERS CHASE
JASMINE LAKES ACQUISITION LLC
2070 N OCEAN BLVD #3
BOCA RATON FL 33431

TROTTERS CHASE
GLORIA D NICHOLSON FAM TR
NICHOLSON, GLORIA DUHRKOPP
TRSTEE
4910 SE 7TH AVE
OCALA FL 34480

TROTTERS CHASE
GONZALEZ, IVAN J &
MENDEZ, DENISE
900 N 70 TER
HOLLYWOOD FL 33024

TROTTERS CHASE
GRIFFIN CORNERS LLC
7600 RED ROAD SUITE 300
SOUTH MIAMI FL 33143

TROTTERS CHASE
GRIFFIN, ALFRED D SR
6143 ORANGE DR
DAVIE FL 33314-3421

TROTTERS CHASE
GUZMAN, JUAN
6180 SW 48TH CT
DAVIE FL 33314-4402

TROTTERS CHASE
HARKER, WAYNE 1/2 INT EA
MERCER, MARIE
4785 SW 61 AVE
DAVIE FL 33314

TROTTERS CHASE
HENAO, ELVIS &
HENAO, VIVIANA
6190 SW 48 CT
DAVIE FL 33314

TROTTERS CHASE
HUMANN, PAUL H
4980 SW 61ST AVE
DAVIE FL 33314-4431

TROTTERS CHASE
JAMES B PIRTE CONST CO INC
4740 DAVIE ROAD
DAVIE FL 33314-4426

TROTTERS CHASE
JEM PROPERTIES GROUP INC
5641 ORANGE DR
DAVIE FL 33314

TROTTERS CHASE
GM LAND TRUST
MUNOZ, GLORIA TRSTEE
9006 COLUMBIA AVE
NORTH BERGEN NJ 07047

TROTTERS CHASE
GONZALEZ, RAFAEL & TRINA
5500 SW 48 ST
DAVIE FL 33314-4506

TROTTERS CHASE
GRIFFIN, A D SR & MARY C
6143 ORANGE DR
DAVIE FL 33314-3421

TROTTERS CHASE
GROSSMAN, ALEX & M REV LIV TR
4710 SW 57 AVE
DAVIE FL 33314-4546

TROTTERS CHASE
HANNEMANN, PATRICE M &
HANNEMANN, PEARL G
1300 MONROE ST
HOLLYWOOD FL 33019-1824

TROTTERS CHASE
HARRIS, DAVID M
WIGGINS-HARRIS, PAMELA S
4901 SW 61ST AVE
DAVIE FL 33314-4411

TROTTERS CHASE
HENRY, SYLVESTER P &
HENRY, JENNIFER CUFFY
5755 SW 44 ST
DAVIE FL 33314

TROTTERS CHASE
J GRIFFIN DEV INC
1321 SE RIVERSIDE DR
STUART FL 34996-1286

TROTTERS CHASE
JANIGIAN, PETER G
4581 WESTON ROAD #171
DAVIE FL 33331

TROTTERS CHASE
KAUCHER, WILLIAM G & CAROL J
4810 SW 59TH TER
DAVIE FL 33314-4404

TROTTERS CHASE
KC ROYAL INVESTMENTS LLC
9316 BOCA GARDENS PKWY #B
BOCA RATON FL 33496

TROTTERS CHASE
KEESHAN,SERGE
4321 SW 61 AVE
DAVIE FL 33314-3615

TROTTERS CHASE
KLIPP,DENNIS
4751 SW 57 AVE
DAVIE FL 33314-4524

TROTTERS CHASE
KLIPP,MARY C &
KLIPP,DONALD J & KLIPP,DENNIS G
4760 SW 57 AVE
DAVIE FL 33314-4546

TROTTERS CHASE
LASORSA,LINDA
5700 SW 47 ST
DAVIE FL 33314-4548

TROTTERS CHASE
LAWSON,PATRICIA J TR
5001 SW 24 AVE
FORT LAUDERDALE FL 33312-6019

TROTTERS CHASE
LEWIS,STEPHEN J
9820 BONNIE VISTA PL
LA MESA CA 91941

TROTTERS CHASE
LOVE N CARE HOLDINGS CORP
4848 SW 61 AVE
DAVIE FL 33314-4410

TROTTERS CHASE
LUNDRY,ERLAN N
LUNDRY,JOAN M
8712 SHERATON DR
MIRAMAR FL 33025-2708

TROTTERS CHASE
LYONS,TERRY G
4301 SW 61 AVE
DAVIE FL 33314-3615

TROTTERS CHASE
LYSFJORD,HANS & LORI E
20242 SW 52 PL
FORT LAUDERDALE FL 33332

TROTTERS CHASE
M R T INVESTMENTS
5901 SW 44 ST
DAVIE FL 33314

TROTTERS CHASE
MARSHALL,JOSEPH D &
MARSHALL,MYRLINE I
4930 SW 61 AVE
DAVIE FL 33314-4431

TROTTERS CHASE
MARSHALL,MICHAEL P & MELANIE
4525 SW 55 AVE
DAVIE FL 33314-4517

TROTTERS CHASE
MARTIN,ROBERT W
6110-6120 SW 43 ST
DAVIE FL 33314-3418

TROTTERS CHASE
MATA,CARLOS A 1/2 INT
PEREZ,JOSEFA
4950 SW 61 AVE
DAVIE FL 33314

TROTTERS CHASE
MC DERMOTT,TERRI 1/2 INT
MC DERMOTT,SHAWN
5711 SW 47 ST
DAVIE FL 33314-4555

TROTTERS CHASE
MCCLURE,DARLENE
5051 SW 58 AVE
DAVIE FL 33314-5402

TROTTERS CHASE
MEARS,BILL JAMES
6340 SW 41 PL
DAVIE FL 33314

TROTTERS CHASE
MEARS,WALTER B &
MEARS,NANCY LEE
6500 GRIFFIN ROAD
DAVIE FL 33314-4329

TROTTERS CHASE
MENCONI,ROBERT L & MONICA L
4906 SW 61ST AVE
DAVIE FL 33314-4412

TROTTERS CHASE
MIELE,ANGELO JR & REBECCA C
PO BOX 848006
PEMBROKE PINES FL 33084

TROTTERS CHASE
MITTOO,NICHOLAS &
MITTOO,SUNIL &
RAMBARAN,CAROL
8000 S COLONY CIR UNIT 306
TAMARAC FL 33321

TROTTERS CHASE
MONTELLA,MARGARET V
4720 SW 57 AVE
DAVIE FL 33314-4546

TROTTERS CHASE
MONTGOMERY,BILLY &
KATHERINE
5740 SW 44 ST
DAVIE FL 33314-3810

TROTTERS CHASE
MRT INVESTMENTS
5901 SW 44 ST
DAVIE FL 33314

TROTTERS CHASE
MUNJR,ALMAS
701 SW 27 AVE
FORT LAUDERDALE FL 33312

TROTTERS CHASE
MUNNILAL,PAUL & CYNTHIA
4810 SW 58 AVE
DAVIE FL 33314

TROTTERS CHASE
MURCK,EDWARD &
MURCK,MELISSA
4910 SW 61 AVE
DAVIE FL 33314-4412

TROTTERS CHASE
MURPHY,MATTHEW M &
CHRISTINA D
4800 SW 59TH TER
DAVIE FL 33314-4404

TROTTERS CHASE
NEICEN,MARGARET A 1/2 INT
NEICEN,HOWARD III
4801 SW 61 AVE
DAVIE FL 33314-4409

TROTTERS CHASE
NELSON,STEVEN
6100-6102 SW 48 CT
DAVIE FL 33314-4402

TROTTERS CHASE
NIOSI,ANTHONY M II &
NIOSI,KAREN
5781 SW 47 ST
DAVIE FL 33314-4555

TROTTERS CHASE
NOB HILL PARTNERS LLC
PO BOX 02-9010
FORT LAUDERDALE FL 33302-9010

TROTTERS CHASE
NORSTRAND,LEIF L & HOLLIS C
4811 SW 59 TERR
DAVIE FL 33314-4403

TROTTERS CHASE
NORTON,RALPH E & PENELOPE G
5775 ORANGE DR
DAVIE FL 33314

TROTTERS CHASE
NOVA SOUTHEASTERN UNIVERSITY
INC
3301 COLLEGE AVE
DAVIE FL 33314

TROTTERS CHASE
ORANGE DRIVE PROPERTIES INC
5793 & 5795 SW 45 ST
DAVIE FL 33314

TROTTERS CHASE
ORANGE PROPERTIES-DAVIE LLC
19877 ALLADAIRE LANE
FT MYERS FL 33908

TROTTERS CHASE
OTTO,MICHELLE
330 1 AVE #11A
NEW YORK NY 10009

TROTTERS CHASE
PELICAN PROPERTIES MIAMI INC
4868 SW 72 AVE
MIAMI FL 33155

TROTTERS CHASE
PEREZ,SONIA
6147 SW 48 CT
DAVIE FL 33314

TROTTERS CHASE
POVLOCK,DAVID A &
POVLOCK,VERONICA
5721 SW 47 ST
DAVIE FL 33314-4555

TROTTERS CHASE
PRICE,CAROLE D LE
WYCKSTANDT,CARI P ETAL
4700 SW 57 AVE
DAVIE FL 33314-4546

TROTTERS CHASE
PRIME ESTATE HOLDINGS
LAHR,JERRY R TRSTEE
5840 STIRLING ROAD STE 128
HOLLYWOOD FL 33021

TROTTERS CHASE
RANKIN,JEFFREY E 1/2 INT
RANKIN,JOSEPHINE ANN
4800 SW 61 AVE
DAVIE FL 33314-4410

TROTTERS CHASE
ROBERTS,BRYANT BOOTH 1/3 INT
ROBERTS,ELIZABETH ANN ETAL
19 BILTMORE DR
BLUFFTON SC 29909-6096

TROTTERS CHASE
ROBERTS,D C & D TR
4311 SW 61 AVE
DAVIE FL 33314-3615

TROTTERS CHASE
ROBERTS,ELIZABETH ANN &
ROBERTS,BRYANT BOOTH ETAL
19 BILTMORE DR
BLUFFTON SC 29909-6096

TROTTERS CHASE
ROGERS,WILLIAM M
4700 SW 61 AVE
DAVIE FL 33314-4408

TROTTERS CHASE
RONAGHI,REBECCA A 1/2 INT
WRIGHT,CATHERINE E
4720 SW 61 AVE
DAVIE FL 33314-4408

TROTTERS CHASE
ROTH,R & THERESA
5660 GRIFFIN ROAD
DAVIE FL 33314-4537

TROTTERS CHASE
ROTH,ROBERT & TERESA
5660 GRIFFIN ROAD
DAVIE FL 33314

TROTTERS CHASE
ROTH,ROBERT A
5660 GRIFFIN ROAD
DAVIE FL 33314-4537

TROTTERS CHASE
ROWLEY,GERALD
4552 HIGHGATE DR
DELRAY BEACH FL 33445

TROTTERS CHASE
RUBIN,ARTHUR LAURENCE &
RUBIN,KAREN
5720 SW 47 ST
DAVIE FL 33314-4548

TROTTERS CHASE
RYNNING,DONALD E & MARIA F
4941 SW 61ST AVE
DAVIE FL 33314-4411

TROTTERS CHASE
SAELZER,HENRY & ANA L
5761 SW 47 ST
DAVIE FL 33314-4555

TROTTERS CHASE
SALVINO,ANTHONY M III & PEGGY
JO
4775 SW 61 AVE
DAVIE FL 33314-4407

TROTTERS CHASE
SALVINO,JOYCE M
4765 SW 61 AVE
DAVIE FL 33314-4407

TROTTERS CHASE
WRL INC
5921 SW 44 CT
DAVIE FL 33314-3640

TROTTERS CHASE
BRAGDON-HAYNES, CATHERINE
4850 SW 63 TERR UNIT 3
DAVIE FL 33314-4439

TROTTERS CHASE
BROOKINS, ALICE J
4725 SW 62 AVE #202
DAVIE FL 33314

TROTTERS CHASE
CARDONA, MARIA S
4850 SW 63 TER #211
DAVIE FL 33314-4439

TROTTERS CHASE
COSTELLO, JOSEPH P & PAULINE P
4705 SW 62ND AVE APT 203
DAVIE FL 33314-4459

TROTTERS CHASE
CRONKHITE, LEAH
4850 SW 63 TER #113
DAVIE FL 33314

TROTTERS CHASE
DIAZ, IRAIDA C
4850 SW 63RD TER APT 212
DAVIE FL 33314-4434

TROTTERS CHASE
DOS SANTOS, ARLEY S
4730 SW 62 WAY APT 302-4
DAVIE FL 33314-4462

TROTTERS CHASE
FAIRLIE, BONNIE E
4705 SW 62 AVE APT 301
DAVIE FL 33314-4459

TROTTERS CHASE
FOURCAND, ANTOINE & KIMBERLY
4850 SW 63 TER APT 433
DAVIE FL 33314-4447

TROTTERS CHASE
BIELEJESKI, ROSS
4705 SW 62 AVE UNIT 101
DAVIE FL 33314-4459

TROTTERS CHASE
BRECHTEFELD, CARSTON
BRECHTEFELD, MARIANNE
4715 SW 62 AVE UNIT 302-3
DAVIE FL 33314-4460

TROTTERS CHASE
BROWNE, EDWIN A
4705 SW 62 AVE APT 103
DAVIE FL 33314-4459

TROTTERS CHASE
CASSELS, JENNIFER
4850 SW 63 TERR #424
DAVIE FL 33314-4445

TROTTERS CHASE
CRENSHAW, CAROL J
4730 SW 62 WAY UNIT 102
DAVIE FL 33314

TROTTERS CHASE
CROSBY, VICKI LYNN
4850 SW 63 TER #314
DAVIE FL 33314

TROTTERS CHASE
DIAZ, JOSE M
GAMMON, TERESA M
4850 SW 63 TER #311
DAVIE FL 33315

TROTTERS CHASE
EDWARDS, RICHARD D
4850 SW 63 TER #134
DAVIE FL 33317

TROTTERS CHASE
FIGUEROA, MOISES &
RODRIGUEZ, ZORAIDA
4730 SW 62 WAY #104-4
DAVIE FL 33314-4462

TROTTERS CHASE
FRATARCANGELI, MARY ANN
4850 SW 63 TER UNIT 423
DAVIE FL 33314-4445

TROTTERS CHASE
BLUHM, BEATRIZ
4720 SW 62 WAY #302
DAVIE FL 33314

TROTTERS CHASE
BRECHTFELD, MARIANNE
LEOTTA, CARSTEN
4715 SW 62 AVE #301
DAVIE FL 33314-4460

TROTTERS CHASE
BRUECKMANN, DANUTA A
34743 N 99 WAY
SCOTTSDALE AZ 85262

TROTTERS CHASE
CHAVEZ, NILDA
4730 SW 62 WAY UNIT 201
DAVIE FL 33314

TROTTERS CHASE
CRISAFULLI, RICHARD EDWARD
4715 SW 62ND AVE APT 204
DAVIE FL 33314-4460

TROTTERS CHASE
DECKER, JENIFFER
4850 SW 63 TER #105
DAVIE FL 33314-4443

TROTTERS CHASE
DONA, WAGNER
DONA, MARNY M
4705 SW 62 AVE UNIT 104-2
DAVIE FL 33314-4459

TROTTERS CHASE
ESCOBAR, LUZ
4730 SW 62 WAY UNIT 101-4
DAVIE FL 33314-4462

TROTTERS CHASE
FLORES, LUIS
4850 SW 63 TER #334
DAVIE FL 33314

TROTTERS CHASE
GAMBLE, ROGER LEE
4850 SW 63RD TER APT 193
DAVIE FL 33314-4436

TROTTERS CHASE
SANTANA, RAMON
2780 UNIVERSITY AVE APT 2C
BRONX NY 10468-2646

TROTTERS CHASE
SATTLER, CAROL J
4900 SW 58 AVE
DAVIE FL 33314-5401

TROTTERS CHASE
SCHAEFER, HARRY E & CAROLYN
4940 SW 61ST AVE
DAVIE FL 33314-4431

TROTTERS CHASE
SCHIPPER, LEO & BARBARA
6196 SW 48 CT
DAVIE FL 33314-4402

TROTTERS CHASE
SCHULTZ, DUANE H
4801 SW 59TH TER
DAVIE FL 33314-4403

TROTTERS CHASE
SCOTT, KAREN
PO BOX 48
SMALLWOOD NY 12778

TROTTERS CHASE
SCROFANI, JON
4740 SW 57 AVE
DAVIE FL 33314-4546

TROTTERS CHASE
SCRUGGS, ANNIE
4410 SW 57 AVE
DAVIE FL 33314

TROTTERS CHASE
SHELLEY, CAROL A &
FLEISCHMAN, MICHAEL
4801 SW 58TH AVE
DAVIE FL 33314-4531

TROTTERS CHASE
SMITH, EVE MONTELLA 1/2 INT
SMITH, BRIAN
4515 SW 55 AVE
DAVIE FL 33314-4517

TROTTERS CHASE
SMITH, KENNETH J 1/2 INT
HARRISON, RODNEY B
4920 SW 61ST AVE
DAVIE FL 33314-4431

TROTTERS CHASE
SMITH, NORMAN 1/4 INT
SMITH, MURIEL L &
SWALLEY, ELYSE S
1130 102 ST #3
BAY HARBOR ISLAND FL 33154

TROTTERS CHASE
SMITH, ROBERT A JR & JUDITH A
5740 SW 47 ST
DAVIE FL 33314-4548

TROTTERS CHASE
STAFFORD, RAY
171 NC HIGHWAY 127
TAYLORSVILLE NC 28681-6626

TROTTERS CHASE
STEIN, MICHAEL L 1/2 INT
STEIN, ELLEN D
5701 SW 47 ST
DAVIE FL 33314-4555

TROTTERS CHASE
STONE, JOSEPH D & MARY D
4791 SW 55 AVE
DAVIE FL 33314-4521

TROTTERS CHASE
SZEMKUS, JANICE MARLIN LE
SZEMKUS, GEORGE JOSEPH ET AL
4731 SW 57 TER
DAVIE FL 33314-4523

TROTTERS CHASE
TEDIADINATA, LIANA
4420 SW 57 AVE
DAVIE FL 33314

TROTTERS CHASE
THOMAS, FRANK A JR
128 ESSEX ROAD
DAVIE FL 33024

TROTTERS CHASE
TORRES, JUAN & LAZARA
6800 SW 130 AVE
DAVIE FL 33330

TROTTERS CHASE
TROTTA, STEVEN D &
TROTTA, CHRISTINE L
5760 SW 47 ST UNIT 202 BLDG 1
DAVIE FL 33314-4548

TROTTERS CHASE
TROTTERS CHASE LLC
7600 RED ROAD SUITE 300
SOUTH MIAMI FL 33143

TROTTERS CHASE
VELASCO, RICHARD M &
VELASCO, DIANA
4830 SW 58 AVE
FORT LAUDERDALE FL 33314

TROTTERS CHASE
WAY, MERICK ALBERT JR & PHYLLIS
A
4760 SW 57 TER
DAVIE FL 33314-4504

TROTTERS CHASE
WEST, ESTHER L
4740 SW 61 AVE
DAVIE FL 33314-4408

TROTTERS CHASE
WESTLAKE, CHARLES I. & LORI J
4730 SW 57 AVE
DAVIE FL 33314-4546

TROTTERS CHASE
WILLIAMS, SHANA &
WILLIAMS, QUENTIN E
4741 SW 57 AVE
DAVIE FL 33314-4524

TROTTERS CHASE
WOLOWITZ, BELINDA
PO BOX 15693
PLANTATION FL 33318

TROTTERS CHASE
WONG, MEE
4521 SW 55 AVE
DAVIE FL 33314

TROTTERS CHASE
WRIGHT, HUBERT JR
1216 NW 53 ST
MIAMI FL 33142

TROTTERS CHASE
GARCIA,JOHN
GARCIA,CARMEN G
4715 SW 62 AVE #101
DAVIE FL 33314-4460

TROTTERS CHASE
GOTTLIEB,LESLIE F &
GOTTLIEB, JACK M
4850 SW 63 TER #123
DAVIE FL 33314

TROTTERS CHASE
GURROLA,SHELLY
4730 SW 62 WAY APT 303
DAVIE FL 33314-4462

TROTTERS CHASE
HARTWELL,MICHAEL L. & KIZ LEIGH
4850 SW 63RD TER APT 115
DAVIE FL 33314-4439

TROTTERS CHASE
HERRERO,EMILIO &
HERRERO,AMALIA &
ADAMES,LEONEL
4715 SW 62 AVE #202
DAVIE FL 33314-4460

TROTTERS CHASE
HUARD,RAY & JOAN
4725 SW 62ND AVE APT 303
DAVIE FL 33314-4461

TROTTERS CHASE
JUNCOSA,LUISA &
JUNCOSA,EDUARDO R
4715 SW 62 AVE APT 104
DAVIE FL 33314-4460

TROTTERS CHASE
KINANE,IRENE R
4850 SW 63RD TER APT 132
DAVIE FL 33314-4444

TROTTERS CHASE
KUSKA,BARBARA
4730 SW 62ND WAY APT 304
DAVIE FL 33314-4462

TROTTERS CHASE
MAKOVOS,BORIS & HENRIETTA
4720 SW 62 WAY UNIT 301
DAVIE FL 33314-4463

TROTTERS CHASE
GEUS,MARY E
4850 SW 63 TER #124
DAVIE FL 33314

TROTTERS CHASE
GROSSO,VINCENT &
GROSSO,PALMA C
4850 SW 63 TERR UNIT 125
DAVIE FL 33314-4439

TROTTERS CHASE
HANIF,MALIK & OMAIMA
4725 SW 62 AVE #104
DAVIE FL 33314

TROTTERS CHASE
HAYES,MILDRED
4715 SW 62 AVE APT 303
DAVIE FL 33314-4460

TROTTERS CHASE
HOGG,DAVID R & MARSHA &
DUNN,WILLIAM & AUDREY REV LIV
TR
1201 S OCEAN DR APT 2507 S
HOLLYWOOD FL 33019

TROTTERS CHASE
JACOBS,TERRANCE A
4850 SW 63 TER UNIT 222
DAVIE FL 33314-4441

TROTTERS CHASE
KALICHMAN,CYNTHIA
4850 SW 63 TER #323
DAVIE FL 33314

TROTTERS CHASE
KONSCHNIK,MARTIN
4725 SW 62ND AVE APT 101
DAVIE FL 33314-4461

TROTTERS CHASE
LOVER,RAUSHANAH &
LOVER,SHAWN M
4850 SW 63 TER #321
DAVIE FL 33314

TROTTERS CHASE
MARIN,SEBASTIAN G
4715 SW 62 AVE APT 203
DAVIE FL 33314-4460

TROTTERS CHASE
GONZALEZ,RALPH
4850 SW 63 TER #432
DAVIE FL 33314-4447

TROTTERS CHASE
GROSSO,VINCENT J
4850 SW 63RD TER APT 47
DAVIE FL 33314-4439

TROTTERS CHASE
HARRIS,MARVALINE G
4725 SW 62 AVE UNIT 102
DAVIE FL 33314

TROTTERS CHASE
HAYES,SUSAN JO
4730 SW 62 WAY UNIT 203
DAVIE FL 33314-4462

TROTTERS CHASE
HOPKINS,JOANNE
4850 SW 63RD TER APT 414
DAVIE FL 33314-4436

TROTTERS CHASE
JANKOWSKI,RONALD M
4720 SW 62 WAY APT 202
DAVIE FL 33324

TROTTERS CHASE
KEYS,KELLY R
4705 SW 62 AVE #303
DAVIE FL 33314

TROTTERS CHASE
KSELMAN,BARBARA
4850 SW 63RD TER
DAVIE FL 33314-4439

TROTTERS CHASE
MAGANA,JOHN
4850 SW 63 TER #111
DAVIE FL 33314

TROTTERS CHASE
MAXWELL,STEVEN PAUL
4850 SW 63RD TER APT 95
DAVIE FL 33314-4439

TROTTERS CHASE
MCFARLAND,ANDREW & STACI
4850 SW 63 TER
DAVIE FL 33314

TROTTERS CHASE
MCHUGH,ANGELA
4720 SW 62 WAY UNIT 304
DAVIE FL 33314

TROTTERS CHASE
MEISTER,JOHN & LAURA
4850 SW 63 TER #224-A
DAVIE FL 33314-4439

TROTTERS CHASE
MELENDEZ,JENIFER
942 N 32 AVE
HOLLYWOOD FL 33021

TROTTERS CHASE
MENCHER,MARIA C
4705 SW 62 AVE #302-2
DAVIE FL 33314-4459

TROTTERS CHASE
METSCHER,JAMES & MARTA M
4850 SW 63 TER APT 131
DAVIE FL 33314-4439

TROTTERS CHASE
MICHAYLUK,DAVID
4715 SW 62 AVE #304
DAVIE FL 33314-4460

TROTTERS CHASE
MIJARES,MARY W
4850 SW 63 TER #122
DAVIE FL 33314-4440

TROTTERS CHASE
MONGELLI,PETER A
4705 SW 62 AVE UNIT 204-2
DAVIE FL 33314

TROTTERS CHASE
MONTESARCHIO,PAULA
4725 SW 62 AVE UNIT 301
DAVIE FL 33314

TROTTERS CHASE
MULLIGAN,ROBERT A
7552 STIRLING RD #116
DAVIE FL 33024-1566

TROTTERS CHASE
OLIVEIRA,PEDRO
4720 SW 62 WAY #203
DAVIE FL 33014

TROTTERS CHASE
ONATE,CLEMENCIA
4725 SW 62ND AVE APT 204-5
DAVIE FL 33314-4461

TROTTERS CHASE
PACE,DINO REV TR
48 ELLIS AVE
JAMESTOWN NY 14701

TROTTERS CHASE
PALACIOS,JUAN P
4720 SW 62 WAY #102
DAVIE FL 33314

TROTTERS CHASE
PETRILL,ROSEMARY C
4850 SW 63 TER UNIT 421
DAVIE FL 33314

TROTTERS CHASE
PINCKNEY,MARGARET
4715 SW 62 AVE UNIT 102-3
DAVIE FL 33314-4460

TROTTERS CHASE
PLAIN,LUIS A JR &
RODRIGUEZ,JOSSIE
4850 SW 63 TER #322-E
DAVIE FL 33314

TROTTERS CHASE
POTTINGER,LYNETT
POTTINGER,DON A
4720 SW 62 WAY #103
DAVIE FL 33314

TROTTERS CHASE
PREJEAN,RAQUEL
4725 SW 62 AVE UNIT 302
DAVIE FL 33314-4461

TROTTERS CHASE
PROSPERE,EMANUEL
4730 SW 62 WAY UNIT 103
DAVIE FL 33314-4462

TROTTERS CHASE
PRYOR,TRENT G & HOLLY
4850 SW 63 TER UNIT 221
DAVIE FL 33314-4441

TROTTERS CHASE
RAGOONAN,SHARON
4705 SW 62 AVE UNIT 304
DAVIE FL 33314

TROTTERS CHASE
REITSMA,JOY I.
4705 SW 62 AVE # 202
DAVIE FL 33314

TROTTERS CHASE
RICO,AURA &
RICO,LUIS D
4850 SW 63 TER #213
DAVIE FL 33314-4434

TROTTERS CHASE
RODOWSKAS,CHRISTOPHER A JR
4725 SW 62ND AVE APT 304
DAVIE FL 33314-4461

TROTTERS CHASE
ROJAS,ANA M
4715 SW 62 AVE #103
DAVIE FL 33314-4460

TROTTERS CHASE
ROMAN,SAMUEL
4720 SW 62 WAY UNIT 104-1
DAVIE FL 33314

TROTTERS CHASE
RUSSELL,THOMAS
4850 SW 63 TER #434
DAVIE FL 33314

TROTTERS CHASE
SHER,ROBERT
4705 SW 62 AVE UNIT 201
DAVIE FL 33314-4459

TROTTERS CHASE
SHOAF, V CLYDE JR & SANDRA L
35541 PANTHER RIDGE ROAD
EUTIS FL 32736

TROTTERS CHASE
SHRIRA, IZAK
7770 NW 50 ST #105
LAUDERHILL FL 33351

TROTTERS CHASE
SICILIANO, CATHERINE LE
BRYANT, EMMA
4720 SW 62 AVE #201
DAVIE FL 33314-4450

TROTTERS CHASE
SOTHERN, WARREN J
4850 SW 63RD TER APT 121
DAVIE FL 33314-4440

TROTTERS CHASE
SPARROW, SUZANNE
4850 SW 63RD TER APT 214
DAVIE FL 33314-4434

TROTTERS CHASE
SPORAR, MITCHELL
4850 SW 63 TER #332
DAVIE FL 33314

TROTTERS CHASE
STETTNER, ALBERT & CONSUELO
4725 SW 62 AVE #201
DAVIE FL 33314-4432

TROTTERS CHASE
SUMMERS, BRUCE R TRSTEE
BRUCE R SUMMERS INTERV DEC TR
4725 SW 62 AVE #203-5
DAVIE FL 33314-4461

TROTTERS CHASE
TANCREDI, TERESA
4720 SW 62 WAY UNIT 303
DAVIE FL 33314-4463

TROTTERS CHASE
THOMAS, THOMAS A JR
1530 LAKEVIEW CIRCLE
CORAL SPRINGS FL 33071

TROTTERS CHASE
TOMECEK, DARLENE S REV TR
TOMECEK, RONALD L TRSTEE
2627 AQUA VISTA BLVD
FT LAUDERDALE FL 33301

TROTTERS CHASE
TRAPNELL, RUSSELL & JULIE
4850 SW 63 TER APT 223
DAVIE FL 33314-4441

TROTTERS CHASE
URQUILLA, MARCO
NAVARRO, MARTA
4720 SW 62 WAY UNIT 204
DAVIE FL 33314-4463

TROTTERS CHASE
VALIENTE, ALFREDO
4850 SW 63 TER UNIT 40
DAVIE FL 33314

TROTTERS CHASE
VELASQUEZ, PIEDAD
4705 SW 62 AVE APT 102
DAVIE FL 33314-4459

TROTTERS CHASE
VILLA, JOAQUIN ALBERTO & LEIDYS
M
4720 SW 62 WAY
DAVIE FL 33314

TROTTERS CHASE
VILLACIS, HERNAN
4850 SW 63 TER #422
DAVIE FL 33314-4445

TROTTERS CHASE
VITALIS, KATHY &
VITALIS, KALVIN L
4850 SW 63 TER #413
DAVIE FL 33314-4436

TROTTERS CHASE
VOSSLER, NATASCHA
4715 SW 62 AVE UNIT 201
DAVIE FL 33314-4450

TROTTERS CHASE
WARDLE, RICHARD & VIOLA
4725 SW 62 AVE UNIT 103
DAVIE FL 33314

TROTTERS CHASE
WEINSTEIN, STUART B 1/2 INT
WEINSTEIN, RENEE M
4730 SW 62 WAY APT 202
DAVIE FL 33314-4462

TROTTERS CHASE
WELKER, AMBER MELISSA
4850 SW 63 TER #333
DAVIE FL 33314-4439

TROTTERS CHASE
ZELUFF, CHERIE
4850 SW 63 TER 412
DAVIE FL 33314-4439

Exhibit 5 (*Master Site Plan*)

gonzalez architecture

10000 10th Avenue, Suite 100
Denver, CO 80231
303.733.1000
www.gonzalezarchitecture.com

Jefferson Place

DESIGNED BY DAVID M. GONZALEZ
10000 10th Avenue, Suite 100
Denver, CO 80231
303.733.1000
www.gonzalezarchitecture.com

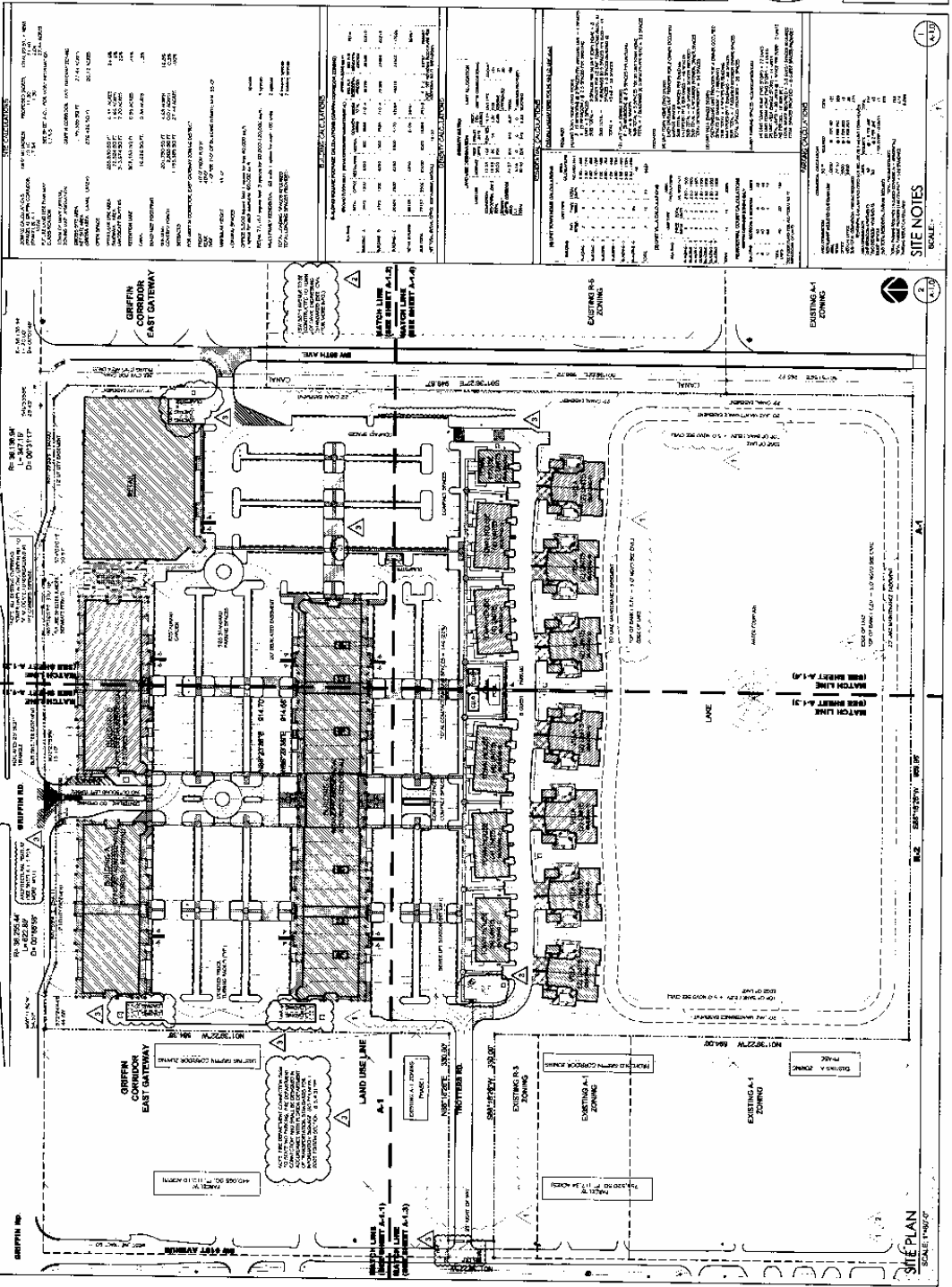
PROJECT INFORMATION

NAME: JEFFERSON PLACE
ADDRESS: 10000 10th Avenue, Suite 100
CITY: DENVER, CO
STATE: COLORADO
ZIP: 80231
DATE: 03/20/05
DRAWN BY: JMG
CHECKED BY: JMG

A-1.0

SITE PLAN

SCALE: 1/8" = 1'-0"



EXISTING A-1 ZONING

EXISTING A-2 ZONING

EXISTING A-3 ZONING

EXISTING A-4 ZONING

EXISTING A-5 ZONING

EXISTING A-6 ZONING

EXISTING A-7 ZONING

EXISTING A-8 ZONING

EXISTING A-9 ZONING

EXISTING A-10 ZONING

EXISTING A-11 ZONING

EXISTING A-12 ZONING

EXISTING A-13 ZONING

EXISTING A-14 ZONING

EXISTING A-15 ZONING

EXISTING A-16 ZONING

EXISTING A-17 ZONING

EXISTING A-18 ZONING

EXISTING A-19 ZONING

EXISTING A-20 ZONING

EXISTING A-21 ZONING

EXISTING A-22 ZONING

EXISTING A-23 ZONING

EXISTING A-24 ZONING

EXISTING A-25 ZONING

EXISTING A-26 ZONING

EXISTING A-27 ZONING

EXISTING A-28 ZONING

EXISTING A-29 ZONING

EXISTING A-30 ZONING

EXISTING A-31 ZONING

EXISTING A-32 ZONING

EXISTING A-33 ZONING

EXISTING A-34 ZONING

EXISTING A-35 ZONING

EXISTING A-36 ZONING

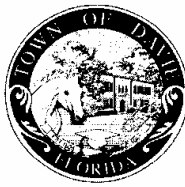
EXISTING A-37 ZONING

EXISTING A-38 ZONING

EXISTING A-39 ZONING

EXISTING A-40 ZONING

Exhibit 6 (*Housing and Community Development Department Letter*)




HOUSING AND COMMUNITY DEVELOPMENT

4700 SW 64 AVENUE - SUITE D, FLORIDA 33314-3399

PHONE: (954) 797-1173 • WWW.DAVIE-FL.GOV

MEMORANDUM

To: David M. Abramson, Acting Deputy Planning & Zoning Manager
From: Shirley Taylor-Prakelt, Director 
Date: October 26, 2007
Subject: Trotters Chase - Affordable Housing Units (AFU's)

I have reviewed the Trotters Chase project to be located on Griffin Road located between NW 58th and NW 61st Avenues; and, after meeting with the owners/developers of the subject site on numerous occasions, they understood the urgent need for an affordable housing component. As a result, they are proposing a mixed-income development with a total of 168 rental units, of which thirty (30) units will be designated as "affordable housing". The 30 affordable rental units would be mix of HUD FMR's as follows:

# of Units	Income Level	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
6 Units	30% of median	\$345	\$ 413	\$ 478	\$ 533
6 Units	50% of median	\$575	\$ 691	\$ 798	\$ 890
4 Units	60% of median	\$690	\$ 829	\$ 957	\$1,068
14 Units	80% of median	\$920	\$1,105	\$1,276	\$1,423

It should be noted that the FMR's are updated annually by the U. S. Dept of HUD. The rents reflected above are the currently 2007 FMR's, so they will be adjusted accordingly.

The subject property is located immediately south of the Town's Eastern Community Development Block Grant (CDBG) Target Area which contains three (3) mobile home communities, as well as the Community Redevelopment Area (CRA). One of the Town's Affordable Housing Goals is to assist low-income families and individuals to move out of sub-standard mobiles homes, into affordable rental units.

The vast majority of families and individuals living in Davie's mobile homes are paying rents @ \$400-\$500 monthly, and could not transition into the private rental market. According to the Town's Rental Housing Survey, the median rent is \$1,432 - hardly affordable to Davie's lower and middle income families, and workforce.

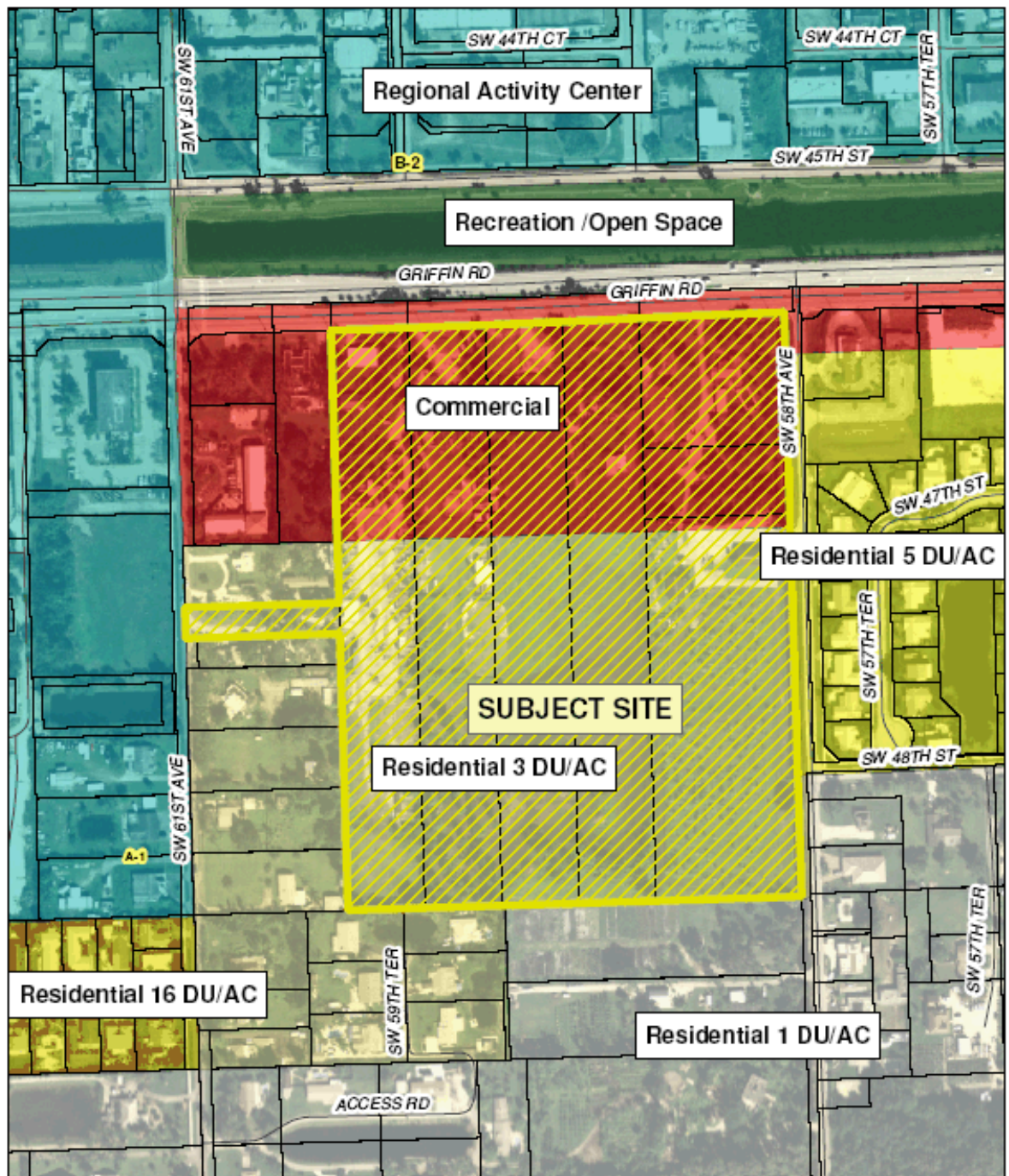
Based on the above, I support Trotters Chase's request for the allocation of thirty (30) flex/reserve Affordable Housing Units (AFU's) for the project, which would be contingent upon the following:

- the unit mix as outlined above, which will be ensured via deed-restriction or covenant;
- the HUD FMR's would apply for a period of 15 years, which will be ensured via deed-restriction or covenant; and
- the developer will work with the Town's Housing and Community Development Office to market the units to Davie's CDBG Target Area low/moderate-income populations e.g., Davie's mobile home owners, and cost-burdened renters i.e. those living in the CDBG Target Areas.

The developer is to be commended for their unique, sensitive, approach to addressing the affordable housing needs of Davie's lower-income residents and workforce, and for improving the aesthetics of the area with this well designed project.

Cc: Frank Amedia, The Amedia Companies

Exhibit 7 (*Future Land Use Map*)




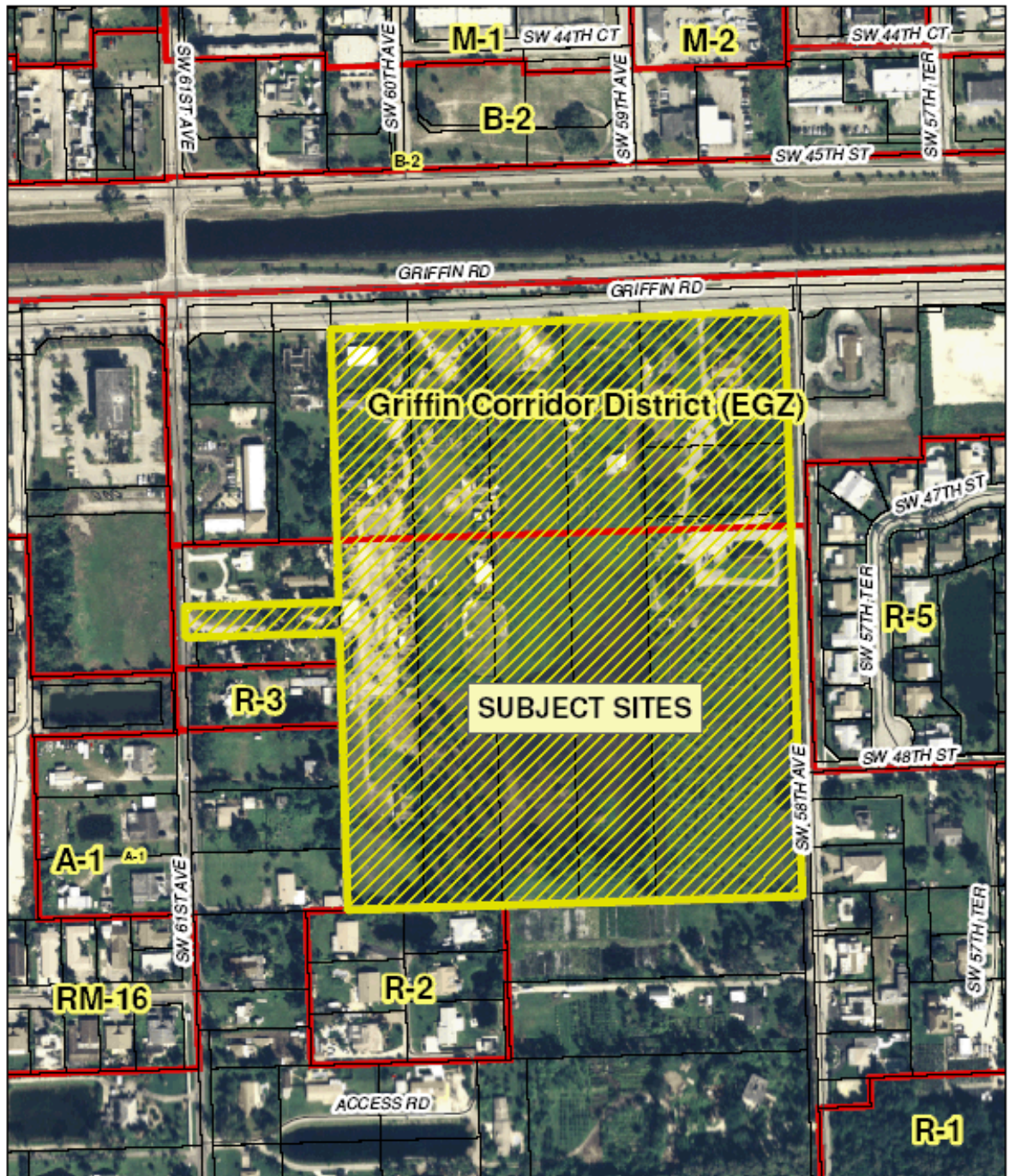

	<p>Date Flown: 12/29/06</p> <p style="text-align: center;">N</p> <p style="text-align: center;">0 150 300 600 Feet</p> <p style="text-align: center;">Prepared by the Town of Davie GIS Division</p>	<p style="text-align: center;">Future Land Use Map</p> <p>Prepared by: ID Date Prepared: 10/22/07</p>
---	---	---

Exhibit 8 (*Aerial, Zoning, and Subject Site Map*)



	<p>Date Flown: 12/29/06</p> <p style="text-align: center;">N</p> <p style="text-align: center;">0 150 300 600 Feet</p> <p style="text-align: center;">Prepared by the Town of Davie GIS Division</p>	<p style="text-align: center;">Zoning and Aerial Map</p> <p>Prepared by: ID Date Prepared: 10/22/07</p>
---	---	---

